

2012 Johnson County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Johnson County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Johnson County the average tax bill for all taxpayers increased 0.4%. This small tax bill rise was the result of a small 0.4% increase in the tax levy of all local government units and a small 1.1% rise in certified net assessed value. Net assessed value increased due to a big increase in farmland assessments and smaller increases in homestead, other residential, and business assessments. A net assessed value increase that exceeded the levy rise caused tax rates to fall in most Johnson County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell slightly, by 0.3%, in Johnson County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.4%	\$128,188,253	\$5,752,492,596	8.3%
Change		0.4%	1.1%	-0.3%
2011	1.9%	\$127,648,131	\$5,688,090,948	8.7%

Homestead Property Taxes

Homestead property taxes decreased 1.7% on average in Johnson County in 2012. Tax rates in most Johnson County tax districts decreased. The county average tax rate fell by 0.7%. The percentage of Johnson County homesteads at their tax caps was almost unchanged, at 28.8% in 2011 and 28.5% in 2012. Johnson County had no local homestead credits in 2012.

Comparable Homestead Property Tax Changes in Johnson County

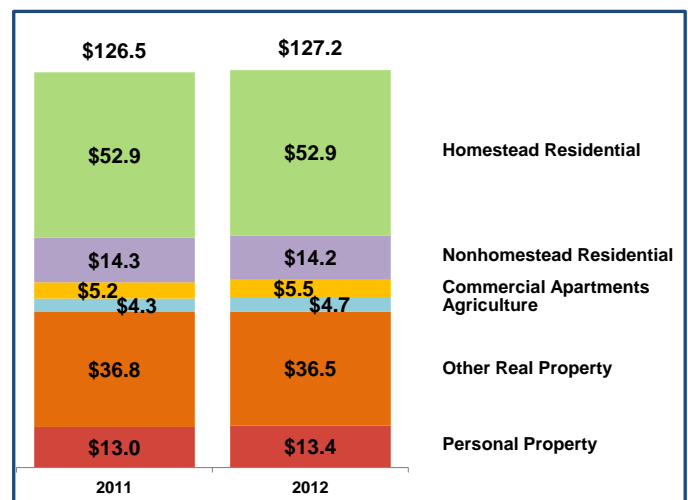
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	10,840	28.9%
No Change	4,847	12.9%
Lower Tax Bill	21,848	58.2%
Average Change in Tax Bill	-1.7%	
Detailed Change in Tax Bill		
20% or More	951	2.5%
10% to 19%	938	2.5%
1% to 9%	8,951	23.8%
0%	4,847	12.9%
-1% to -9%	18,140	48.3%
-10% to -19%	2,801	7.5%
-20% or More	907	2.4%
Total	37,535	100.0%

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Johnson County's 2012 net property taxes were paid by homeowners and business owners (other real and personal). Net tax bills for all taxpayers were almost unchanged, increasing 0.4% in Johnson County in 2012. Net taxes were about the same on homesteads, and slightly lower on nonhomestead residential property (mostly rentals and second homes) and business real property. Net taxes were higher on agricultural property, commercial apartments, and personal property. Agricultural tax bills rose the most, because of an increase in farmland assessed value.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Johnson County tax districts. The average tax rate fell by 0.7%, because a small levy increase was offset by a slightly larger increase in net assessed value.

Levies in Johnson County increased slightly by 0.4%. The largest levy increase was in the Franklin Community School Corporation, mostly due to an increase in the debt service levy. Clark-Pleasant Schools had large decreases in its bus replacement and debt service funds, and Center Grove Schools also saw a large drop in its bus replacement levy.

Johnson County's total net assessed value increased 0.9% in 2012. Agricultural net assessments rose 10.1%. Other assessed values rose by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose only 0.5%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$6,142,193,905	\$6,177,548,161	0.6%	\$2,853,119,825	\$2,864,053,429	0.4%
Other Residential	946,942,640	958,729,300	1.2%	943,782,036	956,283,104	1.3%
Ag Business/Land	237,462,300	262,358,900	10.5%	236,965,945	260,967,513	10.1%
Business Real/Personal	2,513,047,837	2,520,388,957	0.3%	2,042,145,127	2,049,968,044	0.4%
Total	\$9,839,646,682	\$9,919,025,318	0.8%	\$6,076,012,933	\$6,131,272,090	0.9%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Johnson County were almost \$11.6 million, or 8.3% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Johnson County's tax rates were lower than average but higher than the state median.

Most of the total tax cap credits were in the 1% homestead category and 2% nonhomestead/farmland category. The largest percentage losses were in the town of Edinburgh and the Edinburgh-Wright-Hageman Library, where the district tax rate was near \$4 per \$100 assessed value. The largest dollar losses were in the Clark-Pleasant and Franklin Community School Corporations, the city of Franklin, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Johnson County in 2012 by \$366,431, or 3.1%. The percentage of the levy lost to credits fell by 0.3%. There were no major changes in state policy to affect tax cap credits in 2012. Johnson County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$5,007,110	\$5,035,424	\$28,314	0.6%
2%	5,336,706	5,034,557	-302,150	-5.7%
3%	1,514,385	1,431,212	-83,172	-5.5%
Elderly	87,452	78,029	-9,423	-10.8%
Total	\$11,945,653	\$11,579,222	-\$366,431	-3.1%
% of Levy	8.7%	8.3%		-0.3%

Johnson County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	<i>172,415,216</i>	<i>122,618,876</i>	<i>127,343,565</i>	<i>127,648,131</i>	<i>128,188,253</i>	-28.9%	3.9%	0.2%	0.4%
State Unit	162,732	0	0	0	0	-100.0%			
Johnson County	16,435,890	14,194,327	14,977,429	14,942,616	15,376,412	-13.6%	5.5%	-0.2%	2.9%
Blue River Township	55,253	57,695	60,398	60,712	61,864	4.4%	4.7%	0.5%	1.9%
Clark Township	53,291	51,995	15,552	13,136	17,151	-2.4%	-70.1%	-15.5%	30.6%
Franklin Township	164,920	148,583	165,321	142,206	144,695	-9.9%	11.3%	-14.0%	1.8%
Hensley Township	9,915	10,075	9,796	6,747	8,946	1.6%	-2.8%	-31.1%	32.6%
Needham Township	18,640	19,156	20,171	20,193	14,848	2.8%	5.3%	0.1%	-26.5%
Nineveh Township	23,144	22,326	24,521	24,771	25,357	-3.5%	9.8%	1.0%	2.4%
Pleasant Township	97,837	202,884	103,858	104,844	109,350	107.4%	-48.8%	0.9%	4.3%
Union Township	0	0	0	0	0				
White River Township	220,857	228,397	225,953	0	0	3.4%	-1.1%	-100.0%	
Franklin Civil City	10,089,358	10,129,355	10,648,399	10,633,908	11,239,499	0.4%	5.1%	-0.1%	5.7%
Greenwood Civil City	10,952,340	11,557,853	11,492,277	12,900,547	12,581,206	5.5%	-0.6%	12.3%	-2.5%
Bargersville Civil Town	451,282	592,076	598,608	1,083,728	1,775,168	31.2%	1.1%	81.0%	63.8%
Edinburgh Civil Town	1,871,147	1,735,955	1,843,065	1,859,778	1,855,063	-7.2%	6.2%	0.9%	-0.3%
New Whiteland Civil Town	656,412	674,337	708,390	721,672	748,762	2.7%	5.0%	1.9%	3.8%
Princes Lakes Civil Town	215,089	252,430	254,378	216,407	271,682	17.4%	0.8%	-14.9%	25.5%
Trafalgar Civil Town	214,506	221,604	226,471	281,784	288,722	3.3%	2.2%	24.4%	2.5%
Whiteland Civil Town	412,022	349,445	424,849	434,700	444,221	-15.2%	21.6%	2.3%	2.2%
Clark-Pleasant Community School Corp	25,491,646	17,993,882	20,142,465	21,766,331	20,710,480	-29.4%	11.9%	8.1%	-4.9%
Center Grove Community School Corp	39,796,466	21,759,913	21,501,987	20,848,315	20,219,285	-45.3%	-1.2%	-3.0%	-3.0%
Edinburgh Community School Corp	3,053,175	1,639,025	1,783,742	1,697,681	1,599,150	-46.3%	8.8%	-4.8%	-5.8%
Franklin Community School Corp	27,142,178	16,853,089	17,317,008	16,975,541	17,690,848	-37.9%	2.8%	-2.0%	4.2%
Greenwood Community School Corp	15,170,453	7,634,527	7,666,346	7,792,195	7,482,034	-49.7%	0.4%	1.6%	-4.0%
Nineveh-Hensley-Jackson United Sch Corp	6,206,202	2,730,652	3,090,658	3,052,577	2,881,449	-56.0%	13.2%	-1.2%	-5.6%
Edinburgh-Wright-Hageman Public Library	150,415	131,987	151,343	151,872	120,759	-12.3%	14.7%	0.3%	-20.5%
Greenwood Public Library	1,180,183	1,301,542	1,346,483	1,009,747	1,234,780	10.3%	3.5%	-25.0%	22.3%
Johnson County Public Library	4,378,842	3,763,450	4,873,081	3,053,027	3,208,121	-14.1%	29.5%	-37.3%	5.1%
White River Township Fire	4,171,628	4,040,282	4,096,075	3,975,071	3,893,674	-3.1%	1.4%	-3.0%	-2.0%
Amity Fire Protection	132,507	60,077	50,475	53,650	80,002	-54.7%	-16.0%	6.3%	49.1%
Nineveh Fire Protection District	87,938	94,547	95,837	99,902	102,907	7.5%	1.4%	4.2%	3.0%
Needham Fire Protection District	63,594	64,807	89,478	273,897	345,527	1.9%	38.1%	206.1%	26.2%
Bargersville Fire Protection	1,811,335	2,711,374	2,513,058	2,588,311	2,665,769	49.7%	-7.3%	3.0%	3.0%
Whiteland Fire Protection	365,141	266,932	271,076	296,794	406,403	-26.9%	1.6%	9.5%	36.9%
Hensley Fire Protection	170,389	147,759	152,976	155,928	158,435	-13.3%	3.5%	1.9%	1.6%
Johnson County Solid Waste	372,927	391,138	402,041	409,543	425,684	4.9%	2.8%	1.9%	3.9%
Franklin City Redevelopment Commission	189,298	196,078	0	0	0	3.6%	-100.0%		
Greenwood Redevelopment Commission	376,264	389,322	0	0	0	3.5%	-100.0%		

Johnson County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
41001	Blue River Twp	1.4515	--	--	--	--	--	--	1.4515
41002	Edinburg Town-Edinburg Library	3.8389	--	--	--	--	--	--	3.8389
41004	Blue River Twp-Amity FPD	1.5190	--	--	--	--	--	--	1.5190
41006	Clark Township-Needham FPD	2.4744	--	--	--	--	--	--	2.4744
41007	Clark Township-Whiteland FPD	2.5294	--	--	--	--	--	--	2.5294
41008	Franklin Township	1.9277	--	--	--	--	--	--	1.9277
41009	Franklin City-Franklin Twp	3.2704	--	--	--	--	--	--	3.2704
41010	Whiteland Town-Franklin Twp-WFPD	2.4899	--	--	--	--	--	--	2.4899
41011	Franklin Twp-Amity FPD	1.9657	--	--	--	--	--	--	1.9657
41012	Franklin Twp-Needham FPD	2.0408	--	--	--	--	--	--	2.0408
41013	Franklin Twp-Bargersville FPD	2.2458	--	--	--	--	--	--	2.2458
41014	Franklin Twp-Whiteland FPD	2.0958	--	--	--	--	--	--	2.0958
41015	Hensley Township	1.2101	--	--	--	--	--	--	1.2101
41016	Trafalgar Town-Hensley Twp	1.9682	--	--	--	--	--	--	1.9682
41017	Needham Township-Needham FPD	2.0311	--	--	--	--	--	--	2.0311
41018	Franklin City-Needham Twp	3.2607	--	--	--	--	--	--	3.2607
41019	Needham Township-Amity FPD	1.9560	--	--	--	--	--	--	1.9560
41020	Nineveh Township-Nineveh FPD	1.2225	--	--	--	--	--	--	1.2225
41021	Princes Lakes Town-Nineveh FPD	1.7617	--	--	--	--	--	--	1.7617
41022	Trafalgar Town-Nineveh Twp	1.9798	--	--	--	--	--	--	1.9798
41023	Pleasant Twp-CP School	2.4445	--	--	--	--	--	--	2.4445
41024	Pleasant Twp-Greenwood School	1.3143	--	--	--	--	--	--	1.3143
41025	Grnwd City-Pleas Twp-CP School	3.0228	--	--	--	--	--	--	3.0228
41026	Grnwd City-Pleas Twp-Grnwd School	1.8926	--	--	--	--	--	--	1.8926
41027	New Whiteland Town	3.0712	--	--	--	--	--	--	3.0712
41028	Whiteland Town-Pleas Twp-Whiteland FPD	2.9178	--	--	--	--	--	--	2.9178
41029	Franklin City-Pleasant Twp	3.6983	--	--	--	--	--	--	3.6983
41030	Grnwd City-Pleas Twp-CP School	2.9818	--	--	--	--	--	--	2.9818
41031	Pleasant Twp-CP School-Grnwd Library	2.4855	--	--	--	--	--	--	2.4855
41032	Pleasant Twp-Grnwd School-Grnwd Library	1.3553	--	--	--	--	--	--	1.3553
41033	Pleasant Twp-Whiteland FPD	2.5237	--	--	--	--	--	--	2.5237
41034	Union Township	1.9299	--	--	--	--	--	--	1.9299
41035	Bargersville Town-Union Twp-BFPD	3.0059	--	--	--	--	--	--	3.0059
41036	Union Township-BFPD	2.2303	--	--	--	--	--	--	2.2303
41037	White River Twp-BFPD	1.6653	--	--	--	--	--	--	1.6653
41038	White River Twp-White River FP	1.5769	--	--	--	--	--	--	1.5769
41039	Bargersville Town-White River Twp	2.4409	--	--	--	--	--	--	2.4409
41040	Grnwd City-White River Twp-Cnty Lib	1.9734	--	--	--	--	--	--	1.9734
41041	Grnwd City-WR Twp-CG School-Cnty Lib	1.9517	--	--	--	--	--	--	1.9517
41042	Grnwd City-Pleas Twp-Gwd School-Cnty Library	1.8516	--	--	--	--	--	--	1.8516
41043	Grnwd City-WR Twp-Grnwd School-Cnty Library	1.8470	--	--	--	--	--	--	1.8470
41044	Hensley FPD-Franklin Twp	1.9454	--	--	--	--	--	--	1.9454
41046	Edinburg Town-Blue River Twp-Cnty Library	3.7575	--	--	--	--	--	--	3.7575
41047	Grnwd City-CP School-Clark Twp-Cnty Library	2.9875	--	--	--	--	--	--	2.9875
41048	Whiteland Town East - Whiteland FPD	2.5237	--	--	--	--	--	--	2.5237
41049	Trafalgar Town-Nineveh Twp-Nineveh FPD	1.9806	--	--	--	--	--	--	1.9806
41050	Grnwd City-CP School-Gwd Library-PI-MTE	2.3500	--	--	--	--	--	--	2.3500
41051	Gwd City-Gwd School-Gwd Library-PI-MTE	1.2198	--	--	--	--	--	--	1.2198
41052	Gwd City-CP School-Co Library-PI-MTE	2.3090	--	--	--	--	--	--	2.3090
41053	Gwd City-Co Library-WR FPD-WR-MTE	1.5769	--	--	--	--	--	--	1.5769
41054	Barg Town-Barg FPD-WR Twp-MTE	1.6653	--	--	--	--	--	--	1.6653
41055	Barg Town-WR FPD-WR Twp	2.3525	--	--	--	--	--	--	2.3525

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Johnson County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	5,035,017	4,989,979	1,256,702	77,984	11,359,682	128,188,253	8.9%
<i>TIF Total</i>	407	44,578	174,510	45	219,540	10,761,141	2.0%
<i>County Total</i>	5,035,424	5,034,557	1,431,212	78,029	11,579,222	138,949,394	8.3%
Johnson County	468,046	431,048	99,210	8,451	1,006,754	15,376,412	6.5%
Blue River Township	982	4,593	3,052	43	8,669	61,864	14.0%
Clark Township	1,477	965	0	17	2,459	17,151	14.3%
Franklin Township	4,479	7,782	3,843	60	16,164	144,695	11.2%
Hensley Township	0	0	0	2	3	8,946	0.0%
Needham Township	1,446	703	164	10	2,323	14,848	15.6%
Nineveh Township	3	0	0	19	22	25,357	0.1%
Pleasant Township	3,913	3,867	67	89	7,936	109,350	7.3%
Union Township	0	0	0	0	0	0	
White River Township	0	0	0	0	0	0	
Franklin Civil City	708,741	898,029	385,723	5,344	1,997,837	11,239,499	17.8%
Greenwood Civil City	334,647	271,127	6,415	10,591	622,781	12,581,206	5.0%
Bargersville Civil Town	226,104	74,372	90	186	300,752	1,775,168	16.9%
Edinburgh Civil Town	60,053	280,784	186,558	2,525	529,919	1,855,063	28.6%
New Whiteland Civil Town	45,406	81,708	2,714	1,185	131,014	748,762	17.5%
Princes Lakes Civil Town	12	0	0	343	355	271,682	0.1%
Trafalgar Civil Town	82	0	0	124	205	288,722	0.1%
Whiteland Civil Town	40,530	24,478	0	548	65,556	444,221	14.8%
Clark-Pleasant Community School Corp	1,574,709	1,450,492	28,462	22,716	3,076,379	20,710,480	14.9%
Center Grove Community School Corp	324,946	70,236	0	3,520	398,702	20,219,285	2.0%
Edinburgh Community School Corp	27,179	127,078	84,433	1,180	239,870	1,599,150	15.0%
Franklin Community School Corp	859,890	1,030,906	420,178	7,854	2,318,827	17,690,848	13.1%
Greenwood Community School Corp	13,010	0	0	6,902	19,912	7,482,034	0.3%
Nineveh-Hensley-Jackson United Sch Corp	212	0	0	1,377	1,589	2,881,449	0.1%
Edinburgh-Wright-Hageman Public Library	3,921	18,219	12,156	165	34,461	120,759	28.5%
Greenwood Public Library	31,187	26,926	1,061	1,089	60,264	1,234,780	4.9%
Johnson County Public Library	101,580	87,916	19,788	1,458	210,743	3,208,121	6.6%
White River Township Fire	7,323	0	0	752	8,075	3,893,674	0.2%
Amity Fire Protection	227	0	0	21	248	80,002	0.3%
Nineveh Fire Protection District	10	0	0	79	89	102,907	0.1%
Needham Fire Protection District	20,175	13,779	0	305	34,258	345,527	9.9%
Bargersville Fire Protection	130,894	51,396	42	346	182,678	2,665,769	6.9%
Whiteland Fire Protection	30,728	21,644	0	410	52,782	406,403	13.0%
Hensley Fire Protection	148	0	0	37	185	158,435	0.1%
Johnson County Solid Waste	12,957	11,933	2,747	234	27,871	425,684	6.5%
Franklin City Redevelopment Commission	0	0	0	0	0	0	
Greenwood Redevelopment Commission	0	0	0	0	0	0	
TIF - Franklin City-Franklin Twp 009	0	3,704	133,633	0	137,337	1,864,719	7.4%
TIF - Trafalgar Town-Hensley Twp 016	0	0	0	45	45	78,765	0.1%
TIF - Franklin City-Needham Twp 018	0	4,472	23,808	0	28,280	1,277,015	2.2%
TIF - Grnwd City-Pleas Twp-CP School 025	0	0	17,032	0	17,032	2,535,473	0.7%
TIF - Grnwd City-Pleas Twp-Grnwd Sch 026	0	0	0	0	0	1,573,331	0.0%
TIF - Grnwd City-Pleas Twp-CP School 030	407	36,401	0	0	36,808	3,312,537	1.1%
TIF - Bargersville Town-Union Twp-BF 035	0	0	38	0	38	20,648	0.2%
TIF - Bargersville Town-White River 039	0	0	0	0	0	98,654	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.